Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 3/26 Abinger Street, Richmond Vic 3121 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,400,000 & $1,500,000

## Median sale price

Median price $1,510,000 Property Type House Suburb Richmond

Period - From 01/07/2021 to 30/06/2022 Source REIV

## Comparable property sales (*Delete A or B below as applicable)

**A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|---|---|---|
| 1 | 1/82 Abinger St, Richmond, Vic 3121, Australia | $1,450,000 | 05/06/2022 |
| 2 | 11/10 Lord St RICHMOND 3121 | $1,485,000 | 16/07/2022 |
| 3 | 63b Park St ABBOTSFORD 3067 | $1,452,000 | 23/07/2022 |

**OR**

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 18/08/2022 15:47

# 3/26 Abinger Street, Richmond Vic 3121



3 2 1

**Rooms:** 4
**Property Type:** House
**Land Size:** 124 sqm approx

Agent Comments

**Indicative Selling Price**
$1,400,000 - $1,500,000
**Median House Price**
Year ending June 2022: $1,510,000

## Comparable Properties

**1/82 Abinger St, Richmond, Vic 3121, Australia (REI)**

3 2 2

**Price:** $1,450,000
**Method:**
**Date:** 05/06/2022
**Property Type:** Townhouse (Single)

Agent Comments



**11/10 Lord St RICHMOND 3121 (REI)**

3 3 2

**Price:** $1,485,000
**Method:** Auction Sale
**Date:** 16/07/2022
**Property Type:** Townhouse (Res)

Agent Comments



**63b Park St ABBOTSFORD 3067 (REI)**

3 3 1

**Price:** $1,452,000
**Method:** Auction Sale
**Date:** 23/07/2022
**Property Type:** Townhouse (Res)

Agent Comments

**Account** - Biggin & Scott | P: 03 9426 4000

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